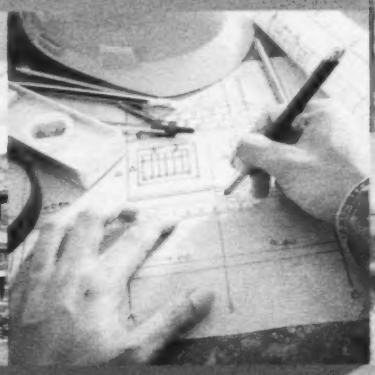
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: Third Quarter 2018



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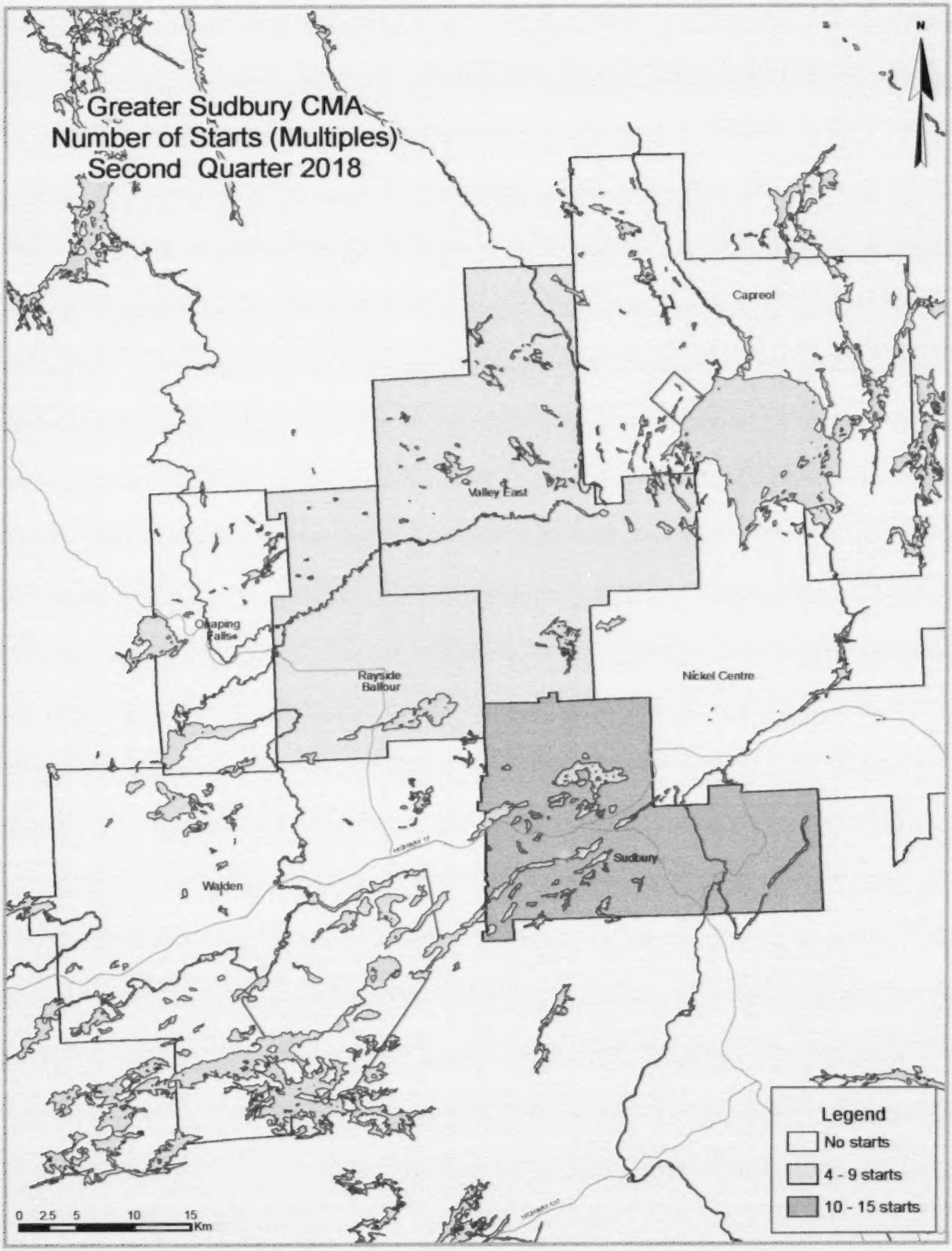
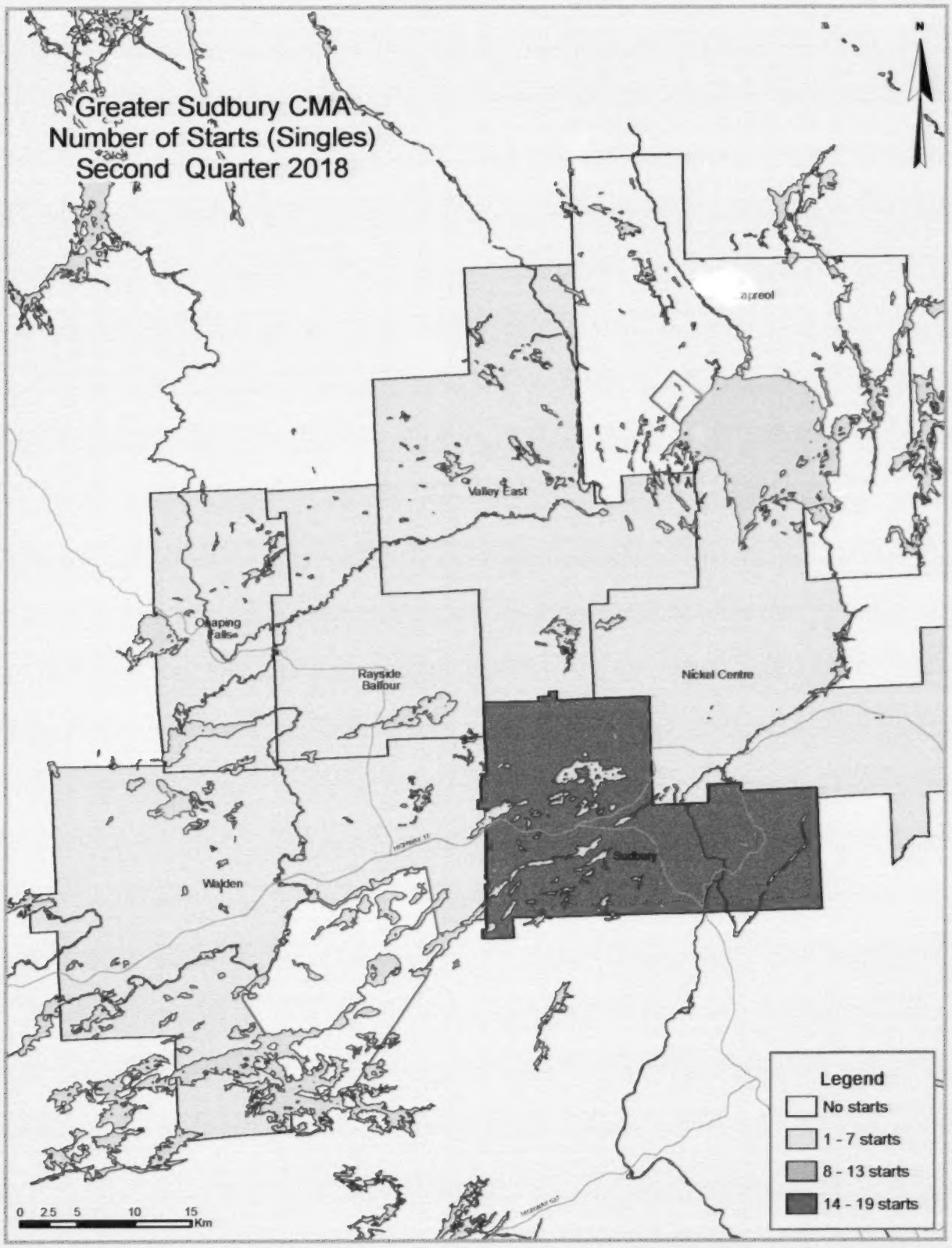
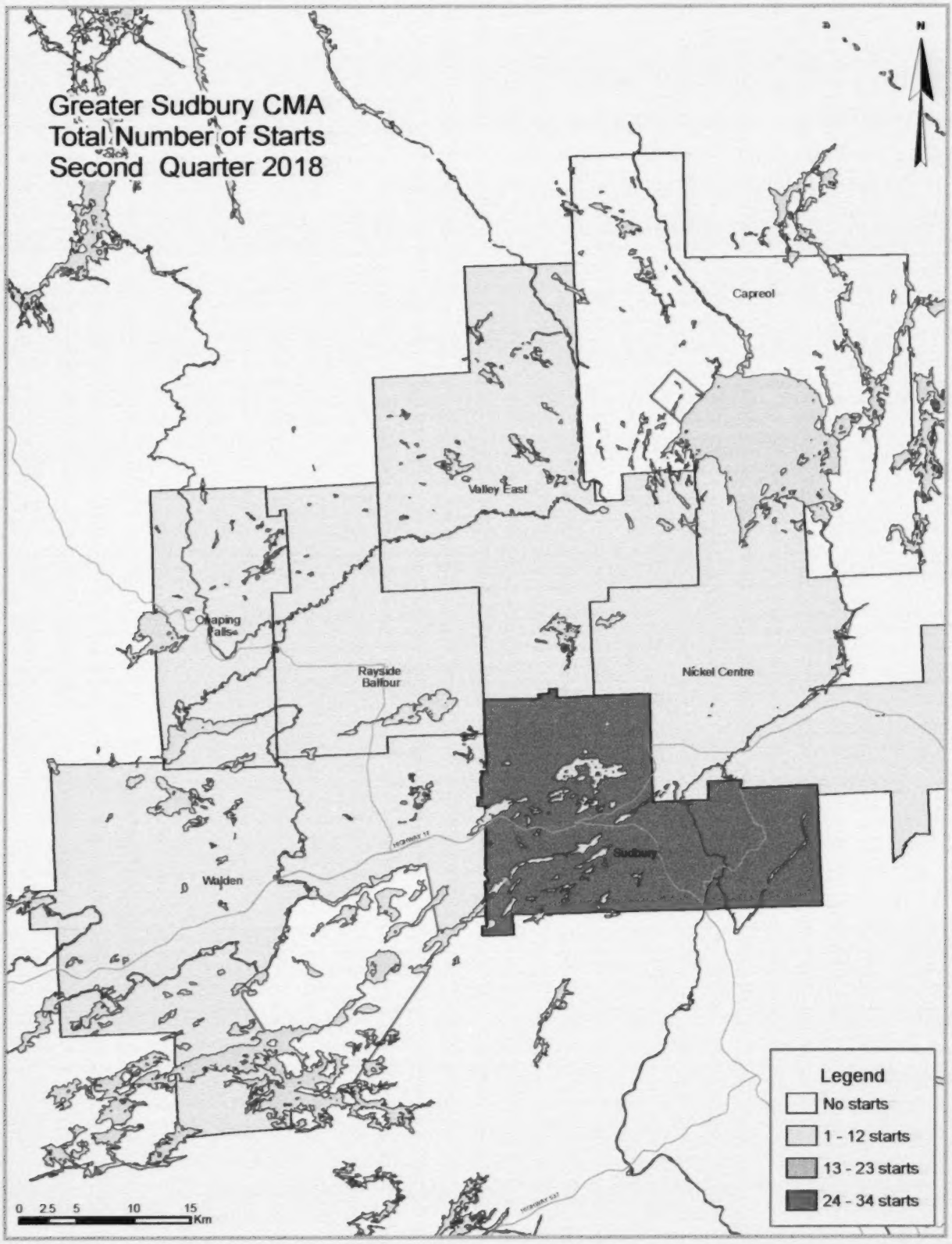
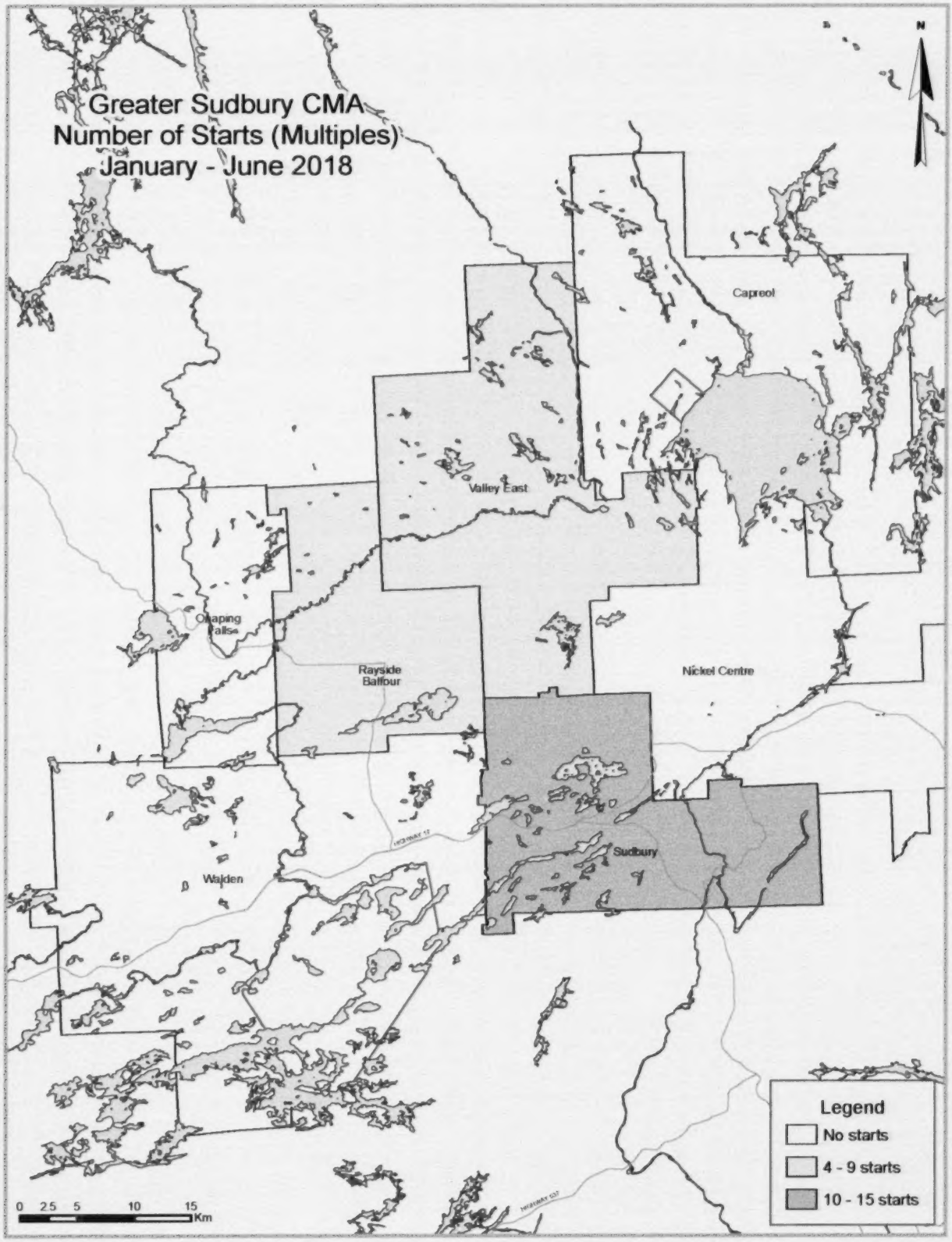
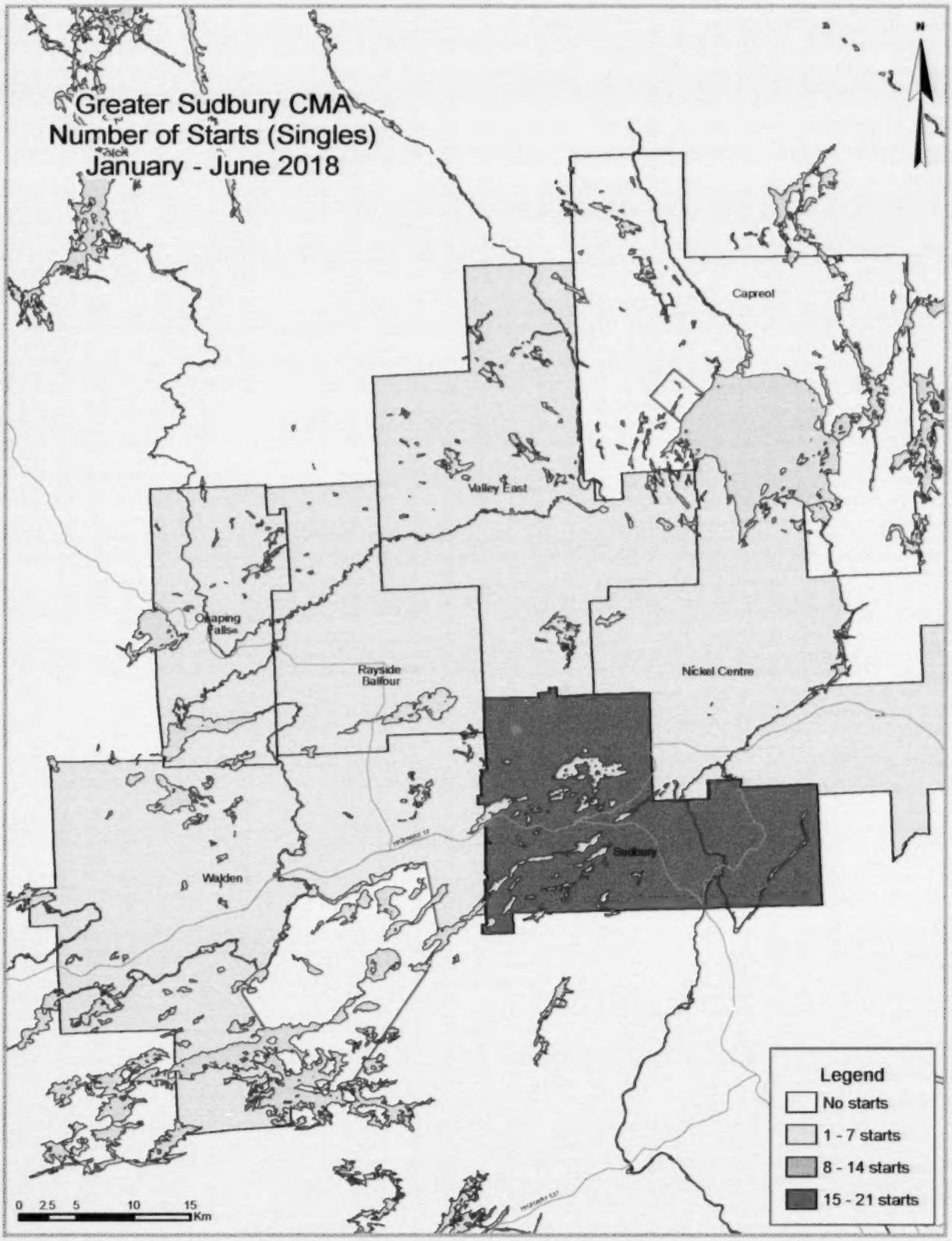
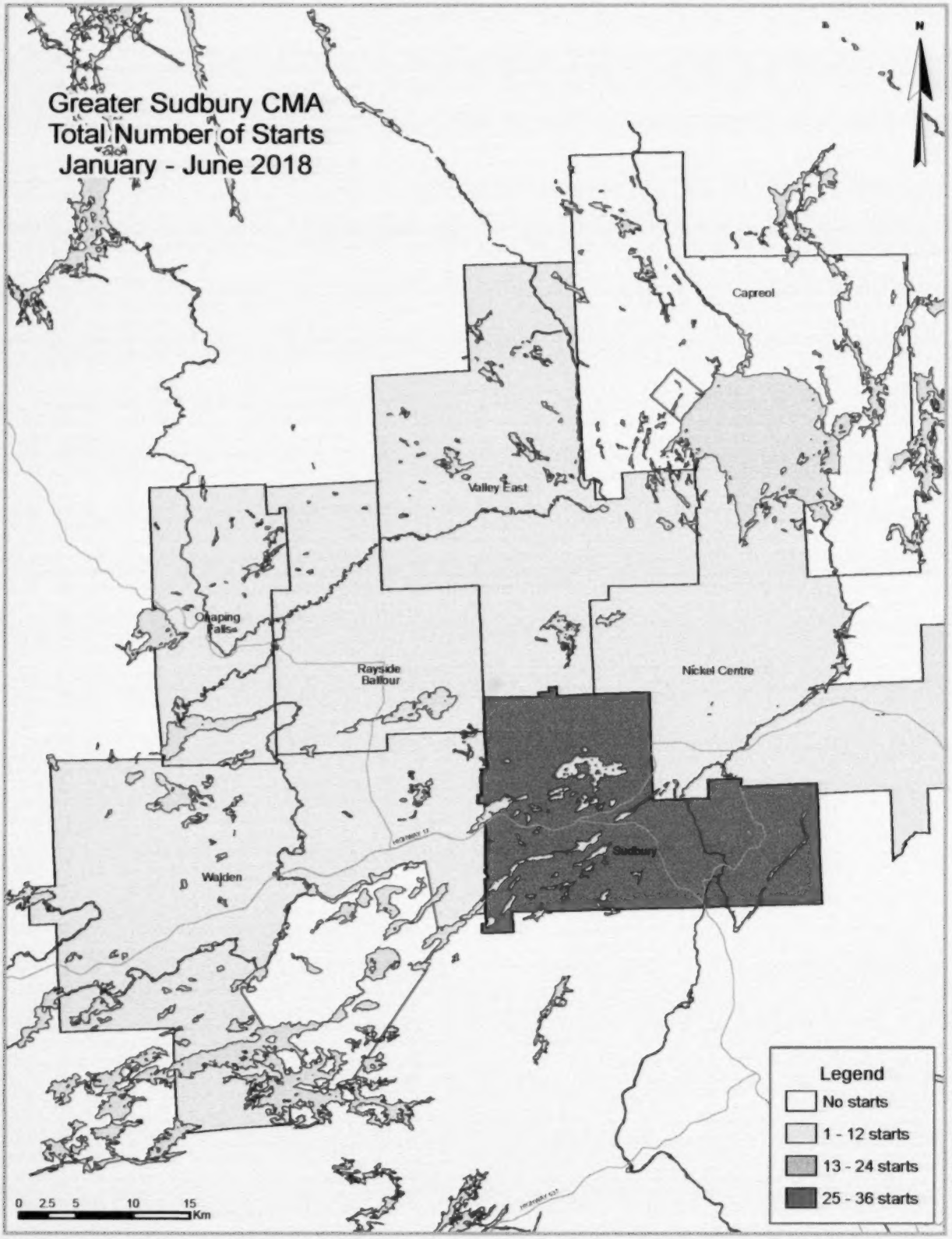

Greater Sudbury CMA
Number of Starts (Multiples)
Second Quarter 2018
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
4 - 9 starts
10 - 15 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Second Quarter 2018
N
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 - 7 starts
8 - 13 starts
14 - 19 starts
0 2.5 5 10 15 Km


Greater Sudbury CMA
Total Number of Starts
Second Quarter 2018
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - June 2018
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
4 - 9 starts
10 - 15 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - June 2018
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 - 7 starts
8 - 14 starts
15 - 21 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - June 2018
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 - 12 starts
13 - 24 starts
25 - 36 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Second Quarter 2018

Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	158	130	416	41	177	169	149	164
Multiples	131	65	48	96	132	28	32	46
Total	289	195	464	137	309	197	181	210

	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	104	145	36	37	2.8%	39	39	0.0%
Multiples	-	92	18	23	27.8%	24	23	-4.2%
Total	104	237	54	60	11.1%	63	62	-1.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	37	14	0	0	0	0	6	3	60
Q2 2017	36	0	4	0	0	0	8	6	54
% Change	2.8	n/a	-100.0	n/a	n/a	n/a	-25.0	-50.0	11.1
Year-to-date 2018	39	14	0	0	0	0	6	3	62
Year-to-date 2017	39	0	4	0	0	0	8	12	63
% Change	0.0	n/a	-100.0	n/a	n/a	n/a	-25.0	-75.0	-1.6
UNDER CONSTRUCTION									
Q2 2018	63	22	0	0	0	0	10	82	177
Q2 2017	75	10	10	0	23	0	4	126	248
% Change	-16.0	120.0	-100.0	n/a	-100.0	n/a	150.0	-34.9	-28.6
COMPLETIONS									
Q2 2018	26	6	0	0	0	0	5	2	39
Q2 2017	34	2	0	0	9	0	26	17	88
% Change	-23.5	200.0	n/a	n/a	-100.0	n/a	-80.8	-88.2	-55.7
Year-to-date 2018	41	10	0	0	0	0	7	2	60
Year-to-date 2017	53	6	0	0	9	0	33	19	120
% Change	-22.6	66.7	n/a	n/a	-100.0	n/a	-78.8	-89.5	-50.0
COMPLETED & NOT ABSORBED									
Q2 2018	15	2	0	0	1	0	n/a	n/a	18
Q2 2017	12	2	7	0	0	0	n/a	n/a	21
% Change	25.0	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	-14.3
ABSORBED									
Q2 2018	30	7	0	0	4	0	n/a	n/a	41
Q2 2017	37	6	0	0	9	0	n/a	n/a	52
% Change	-18.9	16.7	n/a	n/a	-55.6	n/a	n/a	n/a	-21.2
Year-to-date 2018	46	12	0	0	4	0	n/a	n/a	62
Year-to-date 2017	59	10	0	0	9	0	n/a	n/a	78
% Change	-22.0	20.0	n/a	n/a	-55.6	n/a	n/a	n/a	-20.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q2 2018	37	14	0	0	0	0	6	3	60
Q2 2017	36	0	4	0	0	0	8	6	54
North Bay									
Q2 2018	7	0	0	0	0	0	0	39	46
Q2 2017	19	0	0	0	0	0	0	0	27
Sault Ste. Marie									
Q2 2018	10	0	0	0	2	0	0	0	12
Q2 2017	10	2	0	0	0	0	0	0	12
Timmins									
Q2 2018	2	0	0	0	0	0	0	0	2
Q2 2017	4	0	0	0	0	0	0	0	4
Elliot Lake									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	2	0	0	0	0	0	0	0	2
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q2 2018	63	22	0	0	0	0	10	82	177
Q2 2017	75	10	10	0	23	0	4	126	248
North Bay									
Q2 2018	74	2	0	0	0	0	0	64	164
Q2 2017	56	6	0	0	0	0	4	9	83
Sault Ste. Marie									
Q2 2018	23	2	9	0	2	0	0	0	36
Q2 2017	22	4	0	0	0	0	5	0	31
Timmins									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	5	0	0	0	0	0	10	0	15
Elliot Lake									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q2 2018	0	0	0	0	12	0	0	0	12
Q2 2017	5	2	0	0	0	0	0	0	7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q2 2018	26	6	0	0	0	0	5	2	39
Q2 2017	34	2	0	0	9	0	26	17	88
North Bay									
Q2 2018	14	0	0	0	0	0	0	0	14
Q2 2017	11	2	0	0	0	0	2	0	15
Sault Ste. Marie									
Q2 2018	14	2	0	0	0	0	0	0	16
Q2 2017	7	4	0	0	0	0	4	18	33
Timmins									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	2	0	0	0	0	0	0	0	2
Elliot Lake									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q2 2018	6	6	0	0	0	0	0	0	12
Q2 2017	4	0	0	0	0	0	0	0	4
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q2 2018	15	2	0	0	1	0	n/a	n/a	18
Q2 2017	12	2	7	0	0	0	n/a	n/a	21
North Bay									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Sault Ste. Marie									
Q2 2018	3	1	0	0	0	0	n/a	n/a	4
Q2 2017	4	3	3	0	0	0	n/a	n/a	10
Timmins									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q2 2018	30	7	0	0	4	0	n/a	n/a	41
Q2 2017	37	6	0	0	9	0	n/a	n/a	52
North Bay									
Q2 2018	14	0	0	0	0	0	n/a	n/a	14
Q2 2017	11	2	0	0	0	0	n/a	n/a	13
Sault Ste. Marie									
Q2 2018	15	2	0	0	0	0	n/a	n/a	17
Q2 2017	7	1	0	0	0	0	n/a	n/a	8
Timmins									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	130	12	4	0	0	0	29	20	195
% Change	-17.7	0.0	n/a	n/a	-100.0	n/a	-17.1	-71.4	-32.5
2016	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Greater Sudbury CMA	37	36	16	0	4	12	3	6	60	54	11.1
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	2	2	0	0	0	0	0	0	2	2	0.0
Onaping Falls Town	1	1	0	0	0	0	0	0	1	1	0.0
Rayside-Balfour Town	5	3	4	0	0	4	0	0	9	7	28.6
Sudbury City	19	18	12	0	0	4	3	4	34	26	30.8
Valley East Town	7	10	0	0	4	4	0	2	11	16	-31.3
Walden Town	3	2	0	0	0	0	0	0	3	2	50.0
North Bay	7	19	0	0	0	8	39	0	46	27	70.4
Sault Ste. Marie	10	10	2	2	0	0	0	0	12	12	0.0
Timmins	2	4	0	0	0	0	0	0	2	4	-50.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	0	2	0	0	0	0	0	0	0	2	-100.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Greater Sudbury CMA	39	39	16	0	4	12	3	12	62	63	-1.6
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	2	2	0	0	0	0	0	0	2	2	0.0
Onaping Falls Town	1	1	0	0	0	0	0	0	1	1	0.0
Rayside-Balfour Town	5	3	4	0	0	4	0	0	9	7	28.6
Sudbury City	21	20	12	0	0	4	3	4	36	28	28.6
Valley East Town	7	11	0	0	4	4	0	8	11	23	-52.2
Walden Town	3	2	0	0	0	0	0	0	3	2	50.0
North Bay	16	20	0	2	0	8	55	0	71	30	136.7
Sault Ste. Marie	16	11	2	2	3	0	0	0	21	13	61.5
Timmins	3	4	0	0	0	0	0	0	3	4	-25.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	1	7	0	0	0	0	0	0	1	7	-85.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Greater Sudbury CMA	0	4	4	8	0	0	3	6
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	4	0	0	0	0	3	4
Valley East Town	0	0	4	4	0	0	0	2
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	39	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Greater Sudbury CMA	0	4	4	8	0	0	3	12
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	4	0	0	0	0	3	4
Valley East Town	0	0	4	4	0	0	0	8
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	55	0
Sault Ste. Marie	3	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Greater Sudbury CMA	51	40	0	0	9	14	60	54
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	2	2	0	0	0	0	2	2
Onaping Falls Town	1	1	0	0	0	0	1	1
Rayside-Balfour Town	9	3	0	0	0	4	9	7
Sudbury City	29	22	0	0	5	4	34	26
Valley East Town	7	10	0	0	4	6	11	16
Walden Town	3	2	0	0	0	0	3	2
North Bay	7	19	0	0	39	0	46	27
Sault Ste. Marie	10	12	2	0	0	0	12	12
Timmins	2	4	0	0	0	0	2	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	2	0	0	0	0	0	2

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Greater Sudbury CMA	53	43	0	0	9	20	62	63
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	2	2	0	0	0	0	2	2
Onaping Falls Town	1	1	0	0	0	0	1	1
Rayside-Balfour Town	9	3	0	0	0	4	9	7
Sudbury City	31	24	0	0	5	4	36	28
Valley East Town	7	11	0	0	4	12	11	23
Walden Town	3	2	0	0	0	0	3	2
North Bay	16	22	0	0	55	0	71	30
Sault Ste. Marie	19	13	2	0	0	0	21	13
Timmins	3	4	0	0	0	0	3	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	1	7	0	0	0	0	1	7

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Greater Sudbury CMA	26	34	7	8	4	29	2	17	39	88	-55.7
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	1	3	0	0	0	0	0	0	1	3	-66.7
Onaping Falls Town	0	1	0	0	0	0	0	0	0	1	-100.0
Rayside-Balfour Town	7	3	4	2	0	4	0	0	11	9	22.2
Sudbury City	13	18	2	4	4	13	2	3	21	38	-44.7
Valley East Town	3	6	1	2	0	12	0	14	4	34	-88.2
Walden Town	2	3	0	0	0	0	0	0	2	3	-33.3
North Bay	14	11	0	4	0	0	0	0	14	15	-6.7
Sault Ste. Marie	14	7	2	4	0	4	0	18	16	33	-51.5
Timmins	1	2	0	0	0	0	0	0	1	2	-50.0
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	6	4	6	0	0	0	0	0	12	4	200.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Greater Sudbury CMA	41	53	13	12	4	36	2	19	60	120	-50.0
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	3	3	2	0	0	3	0	0	5	6	-16.7
Onaping Falls Town	2	1	0	0	0	0	0	0	2	1	100.0
Rayside-Balfour Town	9	5	4	4	0	4	0	0	13	13	0.0
Sudbury City	20	29	6	6	4	17	2	3	32	55	-41.8
Valley East Town	5	10	1	2	0	12	0	16	6	40	-85.0
Walden Town	2	5	0	0	0	0	0	0	2	5	-60.0
North Bay	30	24	4	6	0	0	0	0	34	30	13.3
Sault Ste. Marie	33	22	2	4	0	9	0	103	35	138	-74.6
Timmins	3	4	0	0	3	0	0	0	6	4	50.0
Elliot Lake	3	0	0	0	0	0	0	0	3	0	n/a
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	13	8	10	0	0	0	0	0	23	8	187.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Greater Sudbury CMA	0	9	4	20	0	0	2	17
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	9	4	4	0	0	2	3
Valley East Town	0	0	0	12	0	0	0	14
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	4	0	0	0	18
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Greater Sudbury CMA	0	9	4	27	0	0	2	19
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	3	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	9	4	8	0	0	2	3
Valley East Town	0	0	0	12	0	0	0	16
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	9	0	0	0	103
Timmins	3	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Greater Sudbury CMA	32	36	0	9	7	43	39	88
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	1	3	0	0	0	0	1	3
Onaping Falls Town	0	1	0	0	0	0	0	1
Rayside-Balfour Town	11	3	0	0	0	6	11	9
Sudbury City	15	20	0	9	6	9	21	38
Valley East Town	3	6	0	0	1	28	4	34
Walden Town	2	3	0	0	0	0	2	3
North Bay	14	13	0	0	0	2	14	15
Sault Ste. Marie	16	11	0	0	0	22	16	33
Timmins	1	2	0	0	0	0	1	2
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	12	4	0	0	0	0	12	4

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Greater Sudbury CMA	51	59	0	9	9	52	60	120
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	3	3	0	0	2	3	5	6
Onaping Falls Town	2	1	0	0	0	0	2	1
Rayside-Balfour Town	13	7	0	0	0	6	13	13
Sudbury City	26	33	0	9	6	13	32	55
Valley East Town	5	10	0	0	1	30	6	40
Walden Town	2	5	0	0	0	0	2	5
North Bay	32	28	0	0	2	2	34	30
Sault Ste. Marie	35	26	0	0	0	112	35	138
Timmins	6	4	0	0	0	0	6	4
Elliot Lake	3	0	0	0	0	0	3	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	23	8	0	0	0	0	23	8

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q2 2018	0	0.0	0	0.0	7	35.0	1	5.0	12	60.0	20	-	505,855
Q2 2017	0	0.0	0	0.0	5	35.7	2	14.3	7	50.0	14	-	540,750
Year-to-date 2018	0	0.0	1	3.8	7	26.9	2	7.7	16	61.5	26	-	505,855
Year-to-date 2017	0	0.0	2	7.7	6	23.1	5	19.2	13	50.0	26	-	511,364
North Bay													
Q2 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Q2 2017	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	-	-
Sault Ste. Marie													
Q2 2018	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Q2 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	4	44.4	1	11.1	4	44.4	9	-	447,450
Year-to-date 2017	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Greater Sudbury CMA	505,855	540,750	-6.5	505,855	511,364	-1.1
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	-	-	n/a	447,450	-	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Greater Sudbury

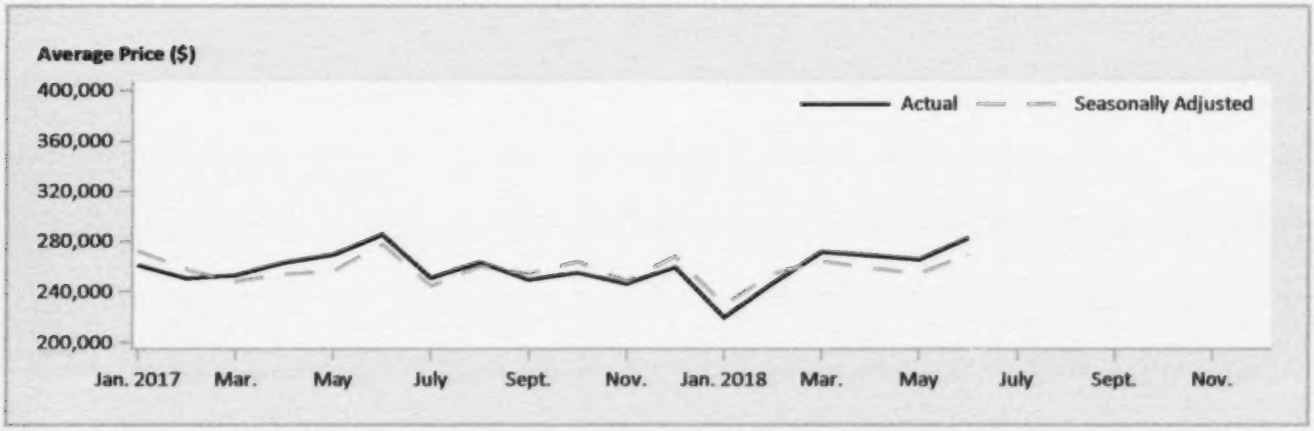


Figure 5.2a: MLS® Residential Sales for Greater Sudbury

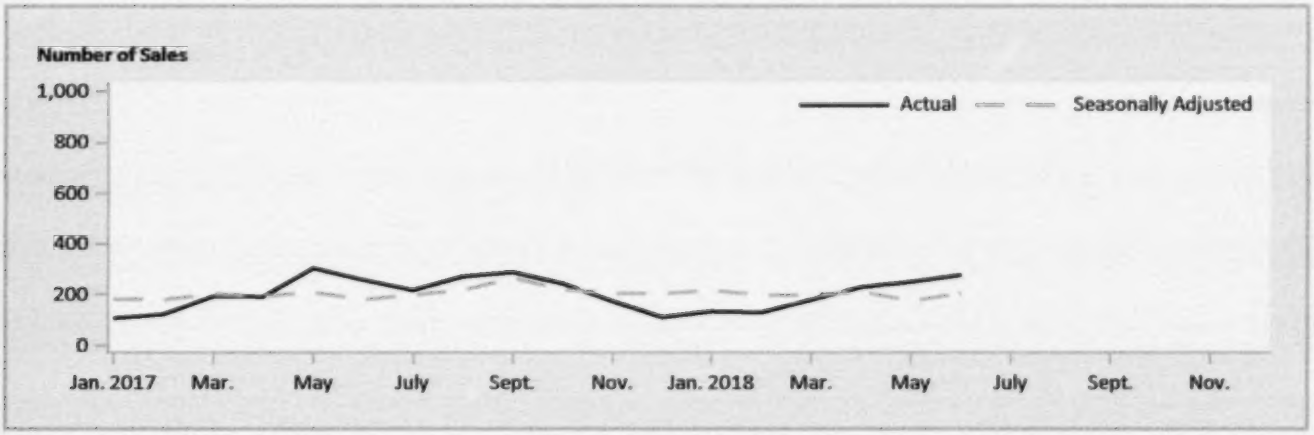
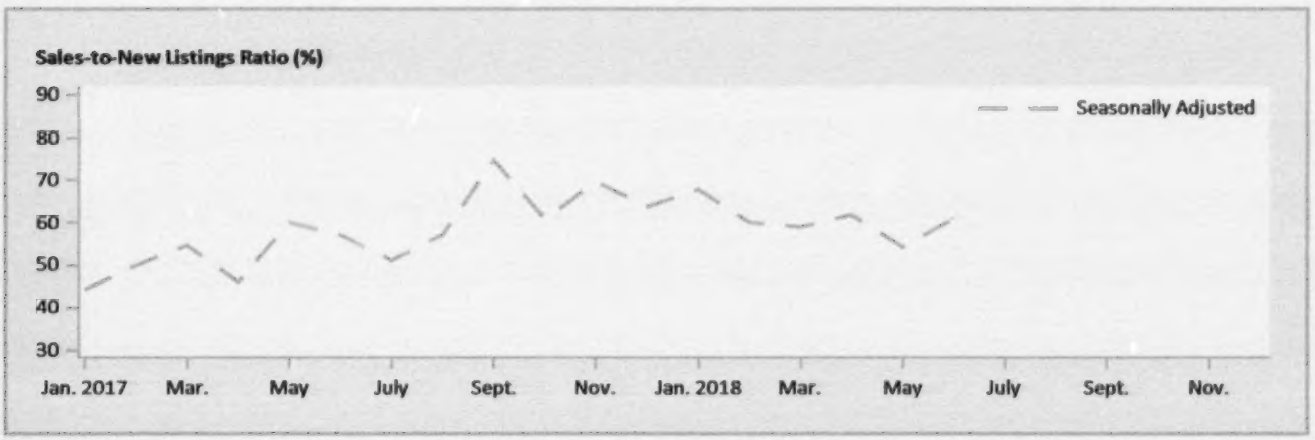


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie

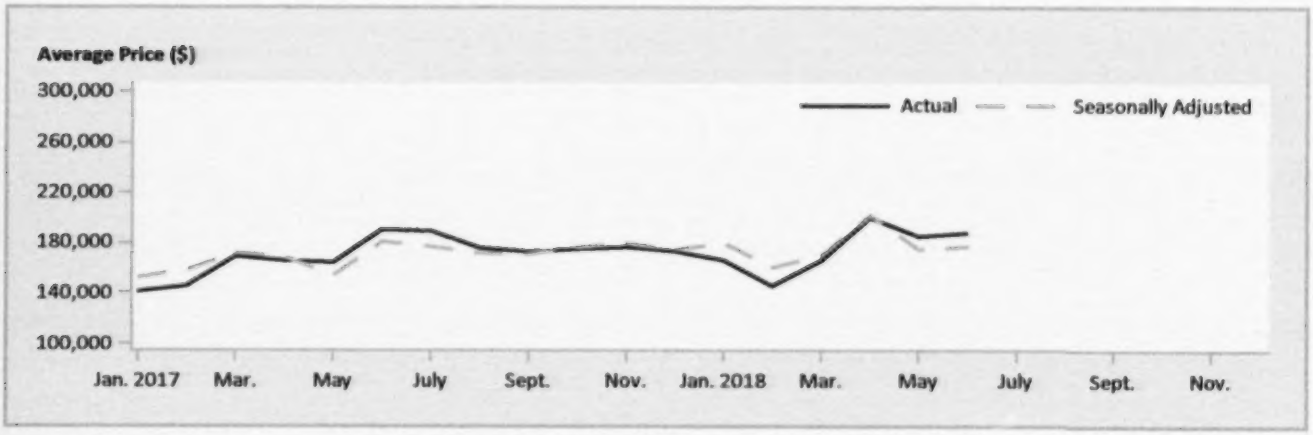


Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie

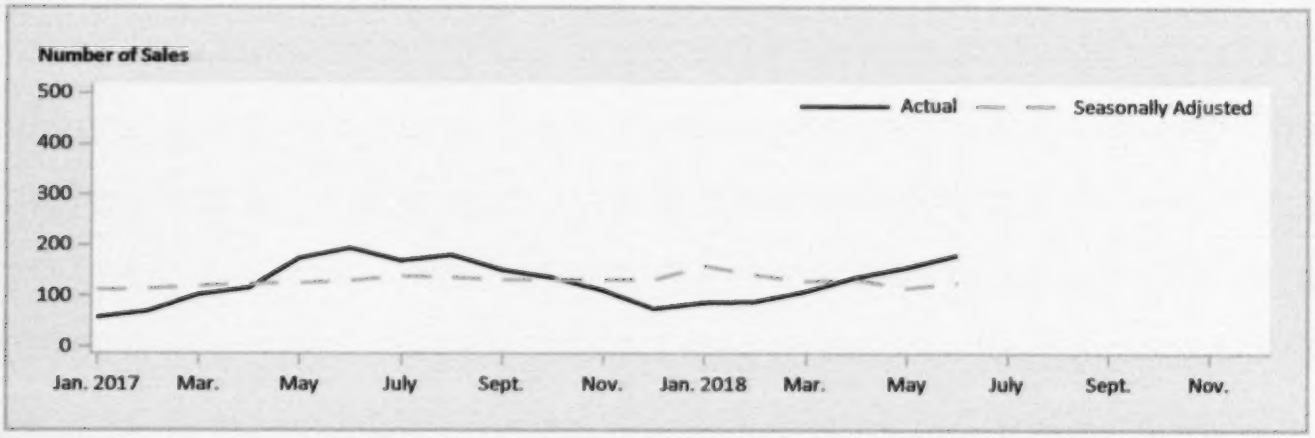
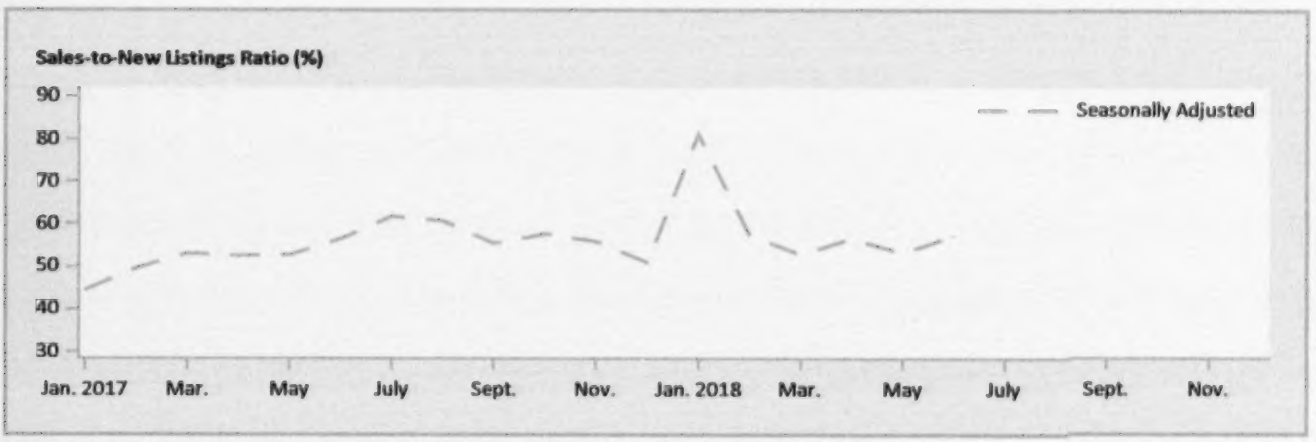


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for North Bay

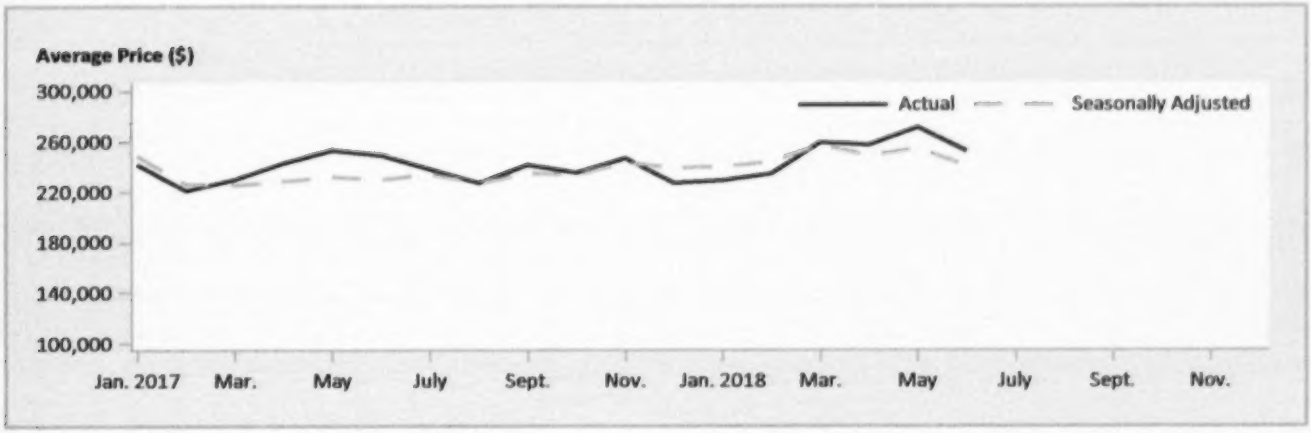


Figure 5.2c: MLS® Residential Sales for North Bay

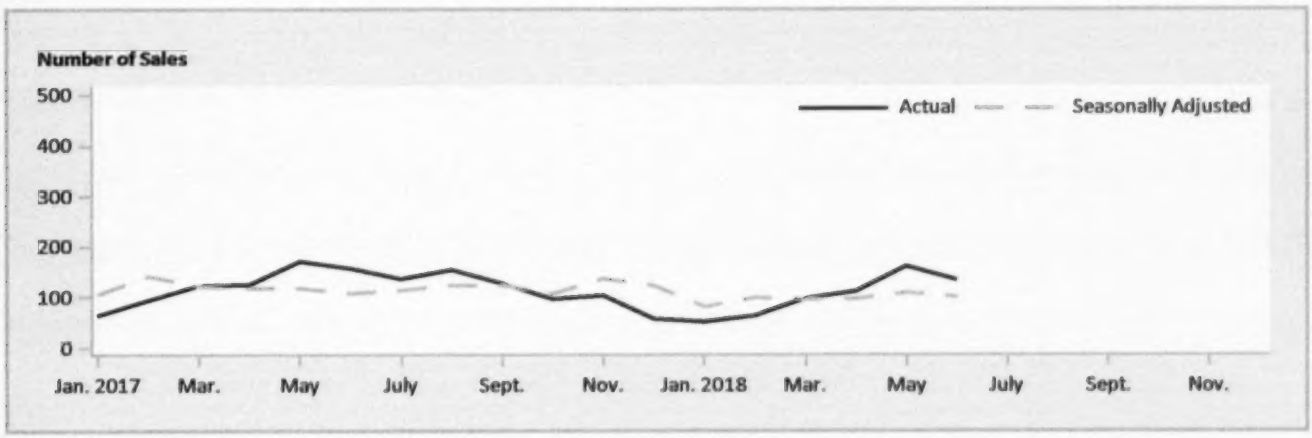
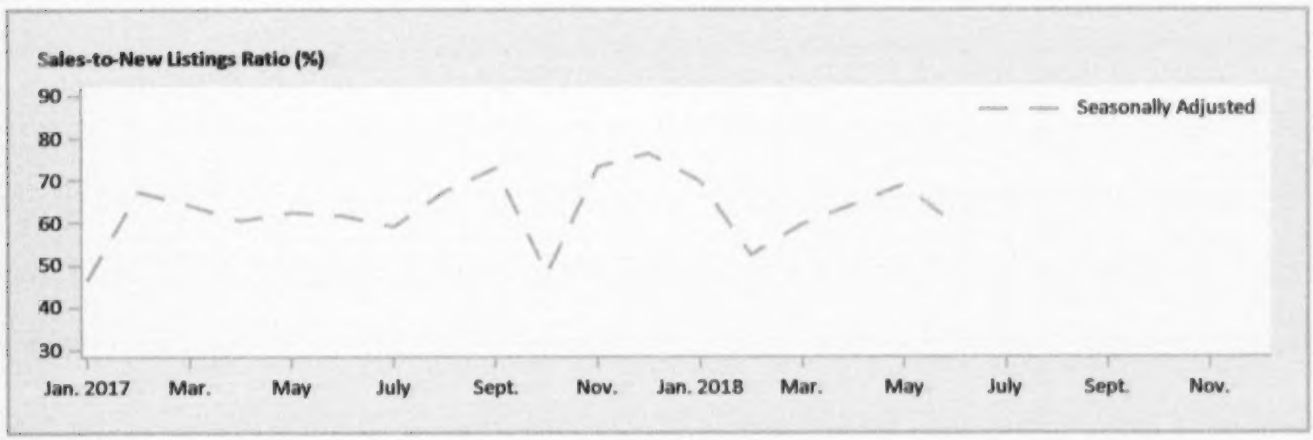


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay



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Source: CREA / Haver Analytics

Figure 5.1d: MLS® Residential Average Price for Timmins

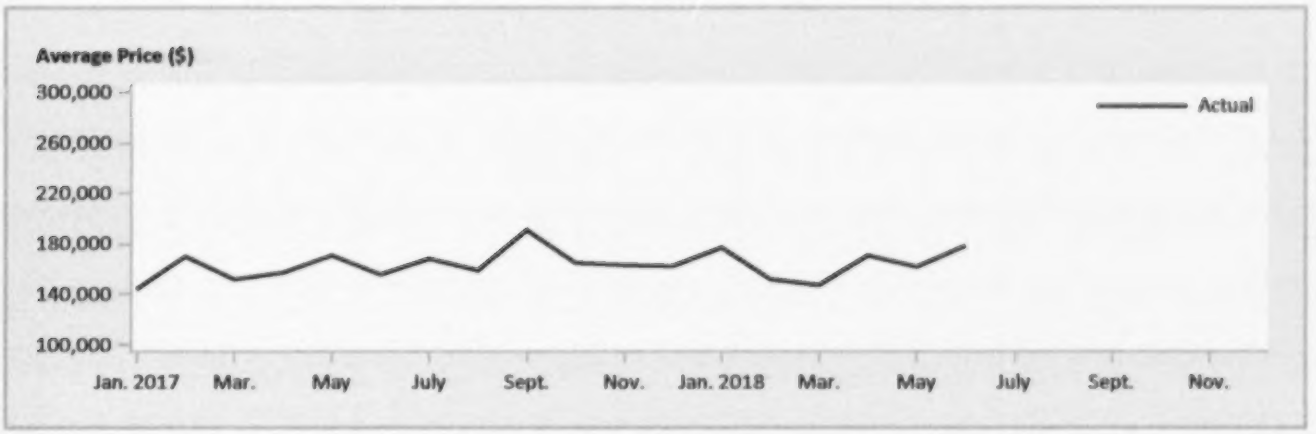


Figure 5.2d: MLS® Residential Sales for Timmins

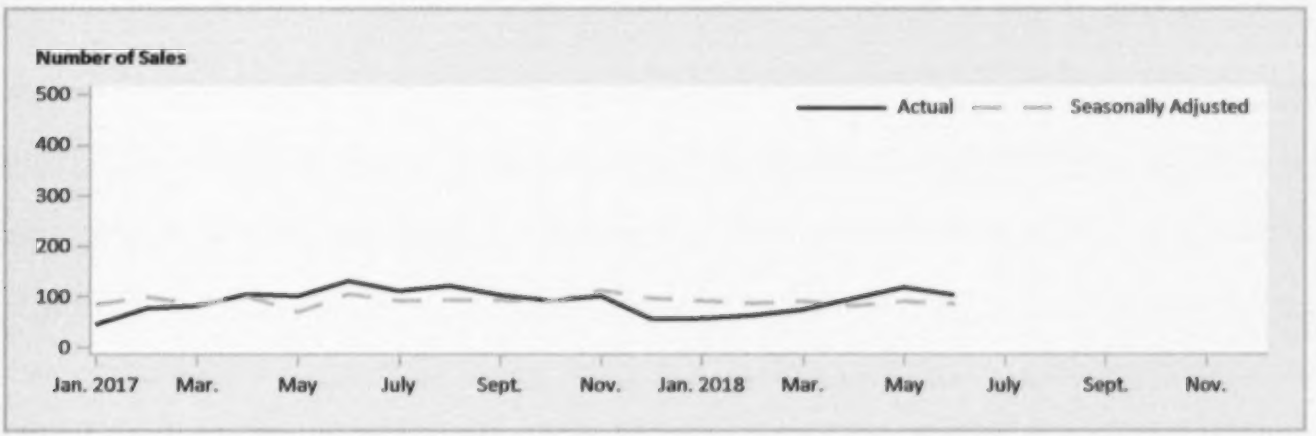
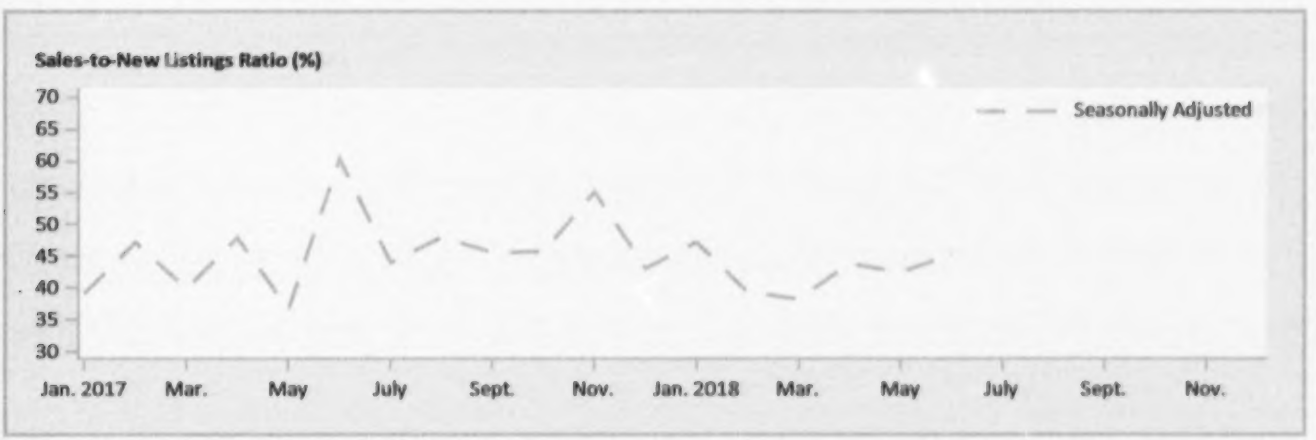


Figure 5.3d: MLS® Residential Sales- to- New Listings Ratio for Timmins



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total Greater Sudbury 2016.12 =100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.20	130.80	81.8	7.8	63.2	942
	February	561	3.14	4.64	99.40	131.20	81.7	7.7	63.1	940
	March	561	3.14	4.64	99.60	131.40	81.1	7.3	62.4	947
	April	561	3.14	4.64	99.60	132.00	80.5	6.7	61.4	951
	May	561	3.14	4.64	99.60	131.90	80.2	6.5	61.2	951
	June	561	3.14	4.64	99.60	132.10	81.0	6.6	61.8	951
	July	573	3.14	4.84	99.60	131.90	81.5	6.7	62.2	947
	August	573	3.14	4.84	99.60	131.80	81.4	6.3	61.9	951
	September	575	3.09	4.89	99.60	132.30	81.4	6.0	61.6	951
	October	581	3.24	4.99	99.80	132.30	81.6	6.1	61.9	959
	November	581	3.24	4.99	99.80	132.70	81.8	6.4	62.1	950
	December	581	3.24	4.99	99.80	132.00	80.9	6.8	61.7	954
2018	January	590	3.34	5.14	99.80	133.20	80.2	6.8	61.1	966
	February	590	3.34	5.14	99.80	134.00	79.6	6.7	60.6	992
	March	590	3.34	5.14	100.00	134.60	80.1	6.8	61.0	1,002
	April	590	3.34	5.14	100.00	134.80	80.2	7.2	61.3	1,006
	May	601	3.49	5.34	100.20	134.90	80.3	7.0	61.3	1,008
	June	601	3.49	5.34		135.30	80.5	6.8	61.4	1,026
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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